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35-201 Generally

(Andrew Spurgin, Page 2-5) **C** - Correction of typing error trees and streetscapes relative to commercial retrofit use pattern.

(c) Applicability of Articles 3 and 5

Table 201-1: Use Patterns and Applicable Provisions of UDC

| UDC Provision | Conventional Subdivision | Conservation Subdivision | Commercial Center | Office/Institutional Campus | Commercial Retrofit | Traditional Neighborhood Development | Transit-Oriented Development |
|--|--------------------------|--------------------------|-------------------|-----------------------------|---------------------|--------------------------------------|------------------------------|
| | 35-202 | 35-203 | 35-204 | 35-205 | 35-206 | 35-207 | 35-208 |
| **** | | | | | | | |
| Streetscape Planting Standards (§35-512) | Y | Y | Y | Y | Y | Y | P |
| Tree Preservation (§35-513, 35-523) | Y | N | Y | Y | <u>N</u> | Y | Y |
| **** | | | | | | | |

35-203Conservation Subdivision

(Ann McGlone, Page 2-17) – **M** - *Reduction of % of lots abutting conservation area.*

(d) Uses & Density

- (3)** In order to provide undivided open space in order to provide direct views and access, not less than twenty percent (20%) of the lots within a conservation subdivision shall abut a primary or secondary conservation area. Direct pedestrian access to the open space from all lots not adjoining the open space shall be provided through a continuous system of sidewalks and trails. The provisions of this subsection shall not apply to prime farmland or historic, archaeological or cultural features listed on city landmark registries as they are vulnerable to trampling damage and disturbance.

35-203Conservation Subdivision

(Ann McGlone, Page 2-24) - **M** - *Addition of historic, archaeological & cultural features as eligible secondary conservation areas.*

(j) Parks & Open Space

(1) Primary Conservation Areas.

J. Historic, archaeological or cultural features listed (or eligible to be listed) on national, state, or city registers or inventories.

35-203 Conservation Subdivision

(Ann McGlone, Page 2-25) - **C** - *Adding of text for clarification of secondary conservation areas.*

(j) Parks & Open Space

(2) Secondary Conservation Areas.

D. historic, archaeological or cultural features listed (or eligible to be listed) on national, state or city registers or inventories not designated as a primary conservation area; or

E. scenic views into the property from existing public roads.

35-206 Commercial Retrofit

(Andrew Spurgin, Page 2-44) - **M** - *Deletion of undeveloped property as eligible for use of commercial retrofit pattern.*

(a) Applicability

Existing parking lots adjoining the frontage of any site located within the "C-2", "C-3", "D", "MXD" or "IDZ" zoning districts may be replaced with buildings. Property that is vacant and without structures may not use the provisions of this section. A density bonus may be permitted to encourage such activities pursuant to §35-360 of this Chapter.

Deletion of collector streets.

(d) Uses and Density (Page 2 – 45)

Development may consist of the following activities:

- (1) The construction of additional buildings between streets right-of-way and the existing buildings (hereinafter "additional buildings"). The facades of the additional buildings which face the public right-of-way and the existing buildings on the lot, tract or parcel shall conform to the commercial design standards (§35-204(o)), above.

Editing to note orientation of buildings

(f) Lot Layout (Page 2 – 46)

The additional buildings shall have a façade oriented to the existing buildings and a façade facing the frontage line. The facades of the additional buildings which face the public right-of-way and the existing buildings shall conform to the commercial urban design standards (§35-204(o)), above.

Editing to correct reference from tree preservation standards to streetscape planting standards.

**(l) Buffers, Landscaping, Streetscape Planting & Tree Preservation
(Page 2 – 46)**

A commercial retrofit shall not be subject to the landscaping, screening and buffering standards of this Chapter. A commercial retrofit within the City and the extraterritorial jurisdiction shall comply with the -streetscape planting standards of this Chapter.

35-335“NCD” Neighborhood Conservation District

(Nina Nixon-Mendez, Page 3-167) - **C** - *Addition of Whispering Oaks Neighborhood Plan.*

(c) Zoning Authority

****:

- A. South Presa/South St. Mary's Sts. "NCD-1", November 14, 2002
 - B. Alta Vista "NCD-2" May 8, 2003
 - C. Ingram Hills "NCD-3" September 9, 2004
 - D. Whispering Oaks "NCD-4" February 24, 2005-
-
-

35-335“NCD” Neighborhood Conservation District

(Nina Nixon-Mendez, Page 3-170) - **C** - *Reformatting order of text (1) to (2) & (2) to (1).*

(f) Neighborhood Ordinance Administration

- (1) No building permit shall be issued by the department of development services for new construction or an alteration or addition to the street facade of an existing building or structure within a designated neighborhood conservation district without the submission and approval of design plans and the issuance of a certificate of compliance by the director of planning.

- (2) The director of development services shall forward a copy of a building permit application to the director of planning for review and comment.
-
-

35-601 Purpose

(Ann McGlone, Page 6-5) - **M** - *Addition of ETJ as recipients of section 35-601.*

The purpose of this Article is to provide the standards and criteria for protection of the city and its ETJ's historic, cultural, archaeological and artistic resources

(Ann McGlone, Page 6-10)

35-606 Designation of Historic Landmarks

(Ann McGlone, Page 6-10) - **M** - *Addition of ETJ as recipients of section 35-606.*

(c) Resources Not Designated by Initial Ordinance

(2) Uninventoried Resources.

As required under the Certified Local Government (CLG) program of the National Park Service and the Texas Historical Commission, the historic and design review commission on an ongoing basis shall conduct an inventory of buildings, objects, sites, structures and clusters throughout the city and its ETJ to determine cultural, architectural, historical, or archaeological significance, applying the criteria of § 35-607. For such inventories, the commission shall rate the resources as exceptional, significant, not significant or not rated. Those buildings, objects, sites or structures found by the board to meet the criteria for exceptional or significant landmarks shall be recommended for designation following the procedures in subsection (a) of this section.

35-612 Signs and Billboards

(Ann McGlone, Page 6-24) - **M** - *Reformatting by adding subsection numbers (1) & (2).*

(a) General Provisions

- (1) All signage within an historic district or on a designated historic landmark shall conform to all city codes and must have approval of the historic and design review commission prior to installation. Permits must be obtained following the historic and design review commission's approval of a certificate application and recommendation to the director of planning.

- (2) Signs should respect and respond to the historic character and period being preserved.

Additional clarification on the term "façade".

(c) Number and Size of Signs

- (1) For buildings housing one business or service, one (1) major sign and (2) minor signs per façade with a public entrance to that business shall be permitted in historic districts and on designated historic landmarks. A façade shall be considered the entire area of a building elevation extending from the roof or parapet to the ground and from one corner of the building to another including the entire building walls, recessed, wall faces, parapets, fascia, windows, doors, canopy, and all other components that make one complete architectural elevation.

Addition of text to clarify signage calculations.

- (4) For all buildings in a historic district and for all designated landmarks, signs are allowed only for those occupancies that have a separate and distinct public entrance. Signs are allowed only on those building facades (as described in 35-612(c)(1) with a public entrance to the business. Total signage allowances are per façade (as described in 35-612(c)(1) only. Signage allowances cannot be transferred from one façade (as described in 35-612(c)(1) to another.
- (5) The sign area shall be determined in the following manner:
- A. Sign Areas. The area of a sign shall be computed on the actual area of the sign. Included in the actual area shall be any open space which gives definition to the sign including the shape of any writing, object, representations, emblems, or the displays. Any border which forms an integral part of the background of the display, or differentiates the sign from the backdrop or structure against which it is placed should also be included in the actual area. The computation of sign area shall not include any structure, bracing, or wall that is necessary to support the sign.
 - B. Three-dimensional signs. For three-dimensional signs and objects, the sign area is the rectangle within which the largest two-dimensional projection (silhouette) of the object can be enclosed.
 - C. Channel letter signs. For channel letter signs, the sign area shall be the smallest rectangle that will encompass the limits of the writing, including spaces between the letters. Each advertising message shall be considered separately.

(d) Prohibited Signs

- (1) Billboards, junior billboards, portable signs, advertising benches and sandwich boards shall not be permitted within historic districts or on historic landmarks.

Clarification on historic roof mounted billboards.

- (7) Roof mounted signs, except in the cases of landmark signs or unless approved by the historic and design review commission in accordance with standards set forth in subsections (b) and (c) of this section. Historic roof mounted billboards may be resurfaced provided that the billboard was legally erected and is registered with the Development Services Department. The square footage of roof mounted signs would be included in the total allowable signage for the building.
- (8) Pole signs, as defined in chapter 28 of the city code.
- (9) Revolving signs or signs with a kinetic component.

Clarification on menu boards.

(f) Menu Boards

Menu boards shall not exceed 360 square inches. Permanently displayed menus may be properly installed inside the business' window or in a historic and design review commission approved wall-mounted or freestanding display case adjacent to the business entrance. There may be no more than one menu board per establishment. The name of the establishment may not be displayed on the menu board if the business has other signage installed on the premises. It is permissible for the name of the restaurant to be placed on the actual menu. The established logo of a business is considered a sign.

(g) Special Purpose Signs

All special purpose signs shall be approved by the historic and design review commission and shall be removed within thirty (30) days from the date of historic and design review commission approval unless otherwise specified by the historic and design review commission. If within the specified period the applicant feels there is a continued need for the special purpose sign, they shall schedule a hearing with the historic and design review commission to request additional display time.

Edit change to remove word "only".

(m) Temporary Signs

Temporary signs shall be subject to the provisions of Chapter 28 of the city code.

M

(Ann McGlone, Page 6-42)

35-631 Inventoried Archaeological Sites

(Ann McGlone, Page 6-42) - **M** - Addition of ETJ as area of review for inventoried archaeological sites.

Identified archeological sites will be reviewed by the historic preservation officer according to the procedures established in this section. Prior to the start or continuance of any activities that would disturb any previously identified archeological site within the city and its ETJ, including either a designated or inventoried site:

M

35-632 Unidentified Archaeological Sites

(Ann McGlone, Page 6-42) - **M** - *Addition of ETJ as area of review for unidentified archaeological sites.*

- (b) Unidentified archeological sites will, upon discovery, be treated as inventoried archeological site and will be reviewed by the historic preservation officer according to the following procedures:
- (1) Regarding the discovery of any previously unidentified archaeological site within the city and its ETJ, including sites discovered within the area of any proposed or approved development project for which any items have been submitted to any city department for review, including preliminary review, or for which any permit applications have been submitted, or for which any permit has been issued:

35-633 Unidentified Archaeological Sites

(Ann McGlone, Page 6-43) - **C** - *Capitalization of text.*

- (a) In evaluating archeological studies and treatment plans for archeological sites, the historic preservation officer and the HDRC:
- (1) will apply the criteria for effect to, and significance of, archeological sites in the Antiquities Code of Texas and in the regulations of the National Advisory Council on Historic Preservation, treatment of archeological properties, under authority of the executive director of the Advisory Council, National Historic Preservation Act, and Executive Order 11593, and

35-652 Responsibilities

(Ann McGlone, Page 6-56) - **M** - *Expanding Dept. of Public Works Public Art committee from 3 to 5 members.*

(a) Department of Public Works

- (9) Select five (5) at large Public Art Committee members who shall be advisory and non-members of the historic and design review commission.

(c) Public Art Committee (Page 6-57)

Expanding Public Art committee from 7 to 9 members.

The public art committee shall:

- (1) be composed of nine (9) persons from within and outside the historic and design review commission's membership. At least four (4) of the nine (9) members of public art committee (PAC) shall be members of the historic and design review commission. At large members of the PAC shall be limited to one two year term; however, of the initial appointments, four (4) shall hold a term of two (2) years and five (5) members shall hold a term of one year; the term for PAC members from the HDRC shall correspond to the term of their membership to the HDRC.

35-678 Signs and Billboards

(Ann McGlone, Page 6-96) - **M** - *Insertion of section reference 35-612(c)(1).*

(c) Number and size of signs

(1) Buildings housing one business.

For buildings housing one business or service, one (1) major sign per facade (as per 35-612(c)(1) with a public entrance to that business and two (2) minor signs shall be permitted in river Improvement Overlay districts.

*****Expansion of text to clarify allowed RIO signs and means of computing sign areas.*

- (7) For all buildings in the River Improvement Overlay district, signs are allowed only for those occupancies that have a separate and distinct public entrance. Signs are allowed only on those building facades (as per 35-612(c)(1) with a public entrance to the business. Total signage allowances are per façade (as per 35-612(c)(1) only. Signage allowances cannot be transferred from one façade (as per 35-612(c)(1) to another.
- (8) The sign area shall be determined in the following manner:
 - A. Sign Areas. The area of a sign shall be computed on the actual area of the sign. Included in the actual area shall be any open space which gives definition to the sign including the shape of any writing, object, representations, emblems, or the displays. Any border which forms an integral part of the background of the display, or differentiates the sign from the backdrop or structure against which it is placed should also be included in the actual area. The computation of sign area shall not include any structure, bracing, or wall that is necessary to support the sign.
 - B. Three-dimensional signs. For three-dimensional signs and objects, the sign area is the rectangle within which the largest two-dimensional projection (silhouette) of the object can be enclosed.

- C. Channel letter signs. For channel letter signs, the sign area shall be the smallest rectangle that will encompass the limits of the writing, including spaces between the letters. Each advertising message shall be considered separately.

Clarification of menu board number, size & content.

(g) Menu Boards

Menu boards shall not exceed 360 square inches. Permanently displayed menus may be properly installed inside the business' window or in a historic and design review commission approved wall-mounted or freestanding display case adjacent to the business entrance. There may be no more than one menu board per establishment. The name of the establishment may not be displayed on the menu board if the business has other signage installed on the premises. It is permissible for the name of the restaurant to be placed on the actual menu. The established logo of a business is considered a sign.

Addition of text for clarification.

(p) Signs on the Riverside of Properties Abutting the River

This section governs all exterior signs on the riverside of public and private property abutting the San Antonio River and its extensions, and all interior signs hung within ten feet (10') of an exterior fenestration, or those signs intended to be read by exterior patrons on the riverside of a building.

Appendix "C"

(Catherine Hernandez, Page C-2) - **M** - *Addition and deletion of fees.*

35-C102 Zoning Fees

(b) Fees Established

The following fees are established for zoning cases and zoning related matters. All fees shall be paid at the time an application is filed or the service is requested.

| (A) Permit, Development Order, Document or Action | (B) Fee Amount |
|---|-------------------|
| **** | **** |
| | |
| | |
| **** | **** |
| Sales of aerial plots/per linear ft. | \$25.00 |

| | |
|--|---|
| **** | **** |
| Master Plan Policies document sales, per copy | \$35.00 per color copy \$ 5.00 per black/white copy |
| Reproduction (special processing requirements), based on publication | \$15.00 per hour plus 20% overhead |
| **** | **** |
| Neighborhood directory fee, per directory | \$40.00 paper, \$25 cd |
| Neighborhood, Community, and Perimeter Plans | Varies \$2.00 to \$46.00 per plan \$5.00 per CD |
| **** | **** |
| Neighborhood, Community and Perimeter Plans plan amendment fee | 0 to 0.5 acres = \$700.00 0.501 to 5.0 acres = \$1,430.00 5.01 to 10.0 acres = \$1,780.00 10.01 to 25 acres = \$2,140.00 25.01 acres or more + \$2,520.00 |
| Sale of digital map files | \$15.00 per hr plus 20% |
| **** | **** |

35-C103 Subdivision and Platting Fees

The following fees are established for plats and subdivision related matters. Platting fees shall be paid at the time of plat application. Any adjustments to the platting fees and other plat related fees shall be paid at the time of formal plat filing. Other fees shall be paid at the time of application.

| (A) Permit, Development Order, Document or Action | (B) Fee Amount |
|---|-------------------|
| **** | **** |
| | |
